ONTARIO NEIGHBOURHOOD IMPROVEMENT PROGRAM

CARLINGTON
REDEVELOPMENT PLAN

Prepared by:

City of Ottawa
Department of Community Development
Planning Branch

City of Ottawa / Ville d'Ottawa

Adopted by City Council, March 16, 1983

BY-LAW NUMBER 67-83

A by-law of The Corporation of the City of Ottawa adopting a redevelopment plan for the Carlington Area.

WHEREAS subsection (2) of Section 22 of the Planning Act, R.S.O. 1980, c. 379, as amended, authorized the Council of a municipality which has an official plan in respect of land use, with the approval of the Minister of Housing, to designate by by-law the whole or any part of an area covered by an official plan as a redevelopment area;

AND WHEREAS an official plan in respect of land use is in effect in the City of Ottawa;

AND WHEREAS the Council of The Corporation of the City of Ottawa has by by-law designated an area as a redevelopment area, and which area is known as the Carlington Area, and is described in the schedule attached hereto and marked Schedule "A", and shown on the schedule attached hereto and marked Schedule "B";

AND WHEREAS the Minister of Housing has given his approval to the said designating by-law;

AND WHEREAS subsection (5) of Section 22 of the said Planning Act authorizes a Council, with the approval of the Minister of Housing, to adopt by by-law a redevelopment plan for a redevelopment area;

AND WHEREAS the Council of The Corporation of the City of Ottawa has determined to adopt a redevelopment plan for the Carlington Area;

NOW THEREFORE the Council of The Corporation of the City of Ottawa enacts as follows:

1. The Plan attached hereto and marked Schedule "C" is hereby adopted as the redevelopment plan for the Carlington Area.

2. This by-law shall come into effect when it is given third and final reading and has received approval of the Minister of Housing.

GIVEN under the corporate seal of the City of Ottawa this 16th day of March, 1983.

CITY CLERK

ACTING MAYOR

SCHEDULE A

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of Ottawa, Regional Municipality of Ottawa-Carleton and Province of Ontario, and which is more particularly described as follows: -

COMMENCING at a point in the easterly limit of Fisher Avenue where it is intersected by the easterly production of the division line between the north half and the south half of Lot M, Concession A, Rideau Front, Township of Nepean, now in the said City of Ottawa, said division line being the northerly limit of the Central Experimental Farm;

THENCE westerly to and along the said division line a distance of 493 feet more or less to an easterly limit of the said Farm;

THENCE northerly along the said easterly limit to the northerly limit of the said Lot M;

THENCE westerly along the northerly limit of the said Lot M to a point distant 1686.3 feet measured easterly along the said limit from the northwesterly angle of the said Lot M;

THENCE North 32° 17' 20" West a distance of 679.59 feet more or less to the southerly limit of Registered Plan 327;

THENCE westerly along the said southerly limit and its westerly production to the westerly limit of Clyde Avenue;

THENCE northerly along the said westerly limit of Clyde Avenue to the southerly limit of the Queensway as fenced;

THIS IS SCHEDULE "A" TO BY-LAW NUMBER 67-83.

CITY CLERK

ACTING MAYOR

THENCE easterly along the last mentioned southerly limit to the southerly limit of Carling Avenue;

THENCE easterly along the last mentioned southerly limit to the easterly limit of Fisher Avenue;

THENCE southerly along the easterly limit of Fisher Avenue to the point of commencement.

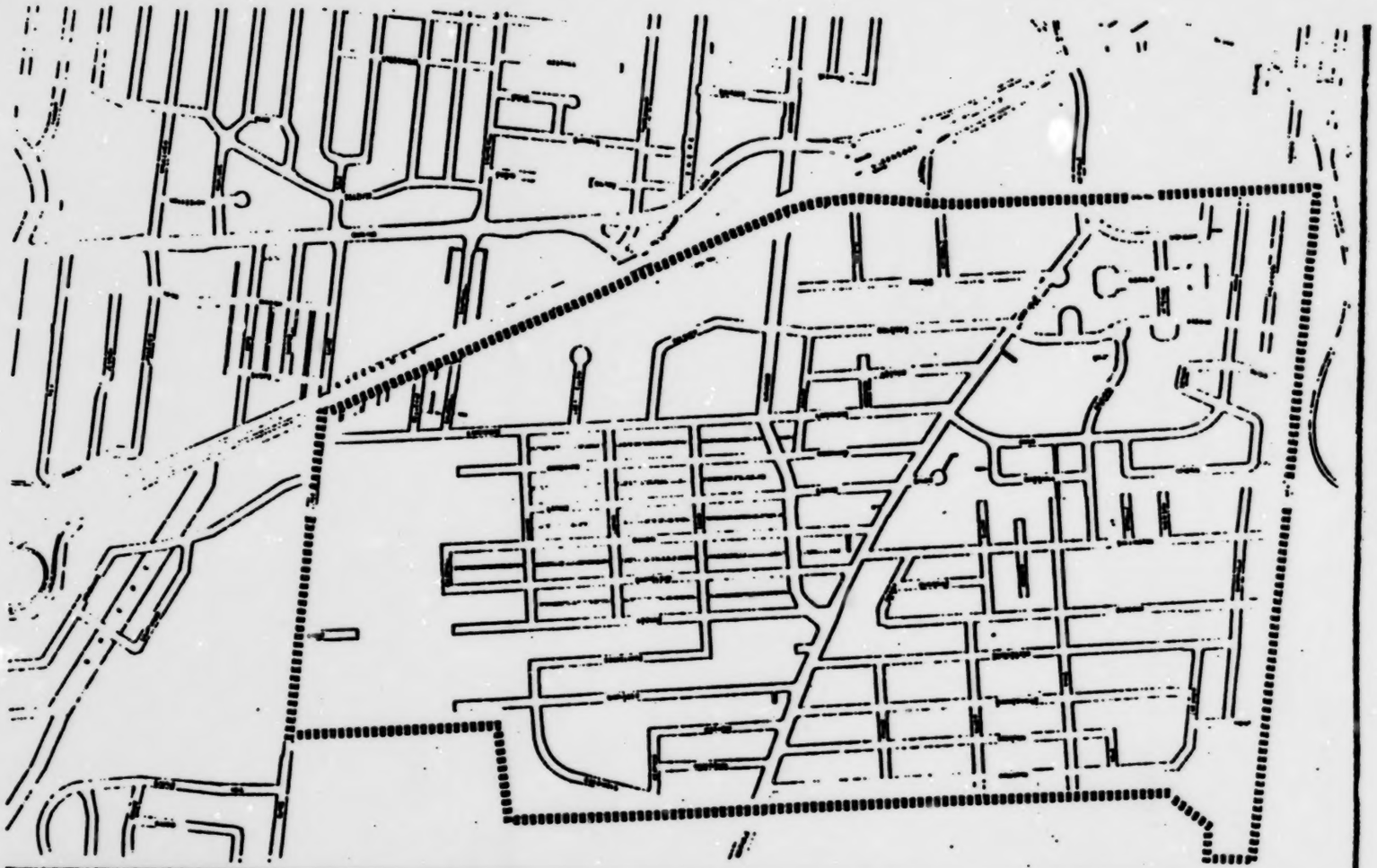
DATED at Ottawa this 16th day of November, 1982.

D. Jones.

D. Jones
Ontario Land Surveyor

E2J240

SCHEDULE "B"



Redevelopment Area
Aire de redéveloppement

Etude
Carlington
Study

City of Ottawa Ville d'Ottawa
Community Development Planning Branch
Développement Communautaire Section d'urbanisme
Technical Bureau au Bureau
Mapped by Dessiné par
Date March mars 1980 PB 1187

THIS IS SCHEDULE "B" TO BY-LAW NUMBER 97-83

CITY CLERK

ACTING MAYOR

MAYOR

ONTARIO NEIGHBOURHOOD

IMPROVEMENT PROGRAM

CARLINGTON REDEVELOPMENT PLAN

THIS IS SCHEDULE "C" TO BY-LAW NUMBER 67-83.

CITY CLERK

ACTING MAYOR

BY-LAW NUMBER . 67-83 .

A by-law of The Corporation of the City of Ottawa adopting a redevelopment plan for the Carlington Area.

1st READING . . . . MAR 16 1983 . . . . . .

2nd READING . . . . MAR 16 1983 . . . . . .

3rd READING . . . . MAR 16 1983 . . . . . .

AUTHORITY: 2 Mar 83, OPB 6, Item 13

LEGAL DEPARTMENT
CITY HALL, OTTAWA

(MCJO'B: ONIP-Carlington)

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CARLINGTON ONTARIO NEIGHBOURHOOD IMPROVEMENT PROGRAM REDEVELOPMENT PLAN

1. INTRODUCTION

1.1 O.N.I.P. Program Objectives

The objectives of the Ontario Neighbourhood Improvement Program (O.N.I.P.) are:

- To encourage and assist municipalities in implementing a municipal improvement strategy.
- To improve conditions in older deteriorating but potentially stable and predominately residential neighbourhoods occupied by low and moderate income households.
- To assist municipalities in improving municipal services, public utilities and social and recreational facilities in eligible residential neighbourhoods.
- To encourage investment in the rehabilitation of existing housing stock, and new infill development by private and/or socially assisted housing.
- To encourage energy conservation through energy efficient land use.[1]

1.2 O.N.I.P. Program Financing

City Council on September 14, 1981 approved the selection of the Carlington Redevelopment Area as an O.N.I.P. area with a budget of $3,000,000. The City and the Province were each to contribute $1,500,000. However, because of budget constraints the Province was unable to match the City's contribution of $1,500,000. In order to have a reasonable Carlington O.N.I.P. budget, the Provincial allocation was subdivided into two program years, 1981/82 and 1982/83. As a result the total Carlington O.N.I.P. budget was determined as follows:

Program Year	Government Contributions
1981/82	500,000 (Prov.) 500,000 (City)
1982/83	450,000 (Prov.) 1,000,000 (City)
	2,450,000

The Council approved Redevelopment Plan must be submitted for approval to the Ministry of Municipal Affairs and Housing by March 31, 1983.

The O.N.I.P. Program guidelines require that one-third of the funds be expended by March 31, 1984, the second-third by March 31, 1985 and the final-third by March 31, 1986 which is the Program completion date. In order to meet the deadlines, the following projects will be cost shared on an equal basis between the Province and the City; street lighting, drainage ditches, Alexander Community Centre, Bellevue-Raven Park, Alexander Park, construction of new sidewalks, and the reconstruction of sidewalks. The remaining projects, namely, the gymnasium in Bellevue Manor Park, Bellevue Manor Park redevelopment, and the administration and contingency accounts will be either cost shared in part with the Province or fully funded by the City.

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[1] "Ontario Neighbourhood Improvement Program: Program Administration Outline", Ministry of Municipal Affairs and Housing, Community Renewal Branch, August, 1981, p.3.

1.3 Carlington Area Boundaries

The Carlington Redevelopment Area boundaries are the southern boundary of the Queensway and Carling Avenue on the north, the east side of Fisher Avenue on the east, the northern boundary of the Central Experimental Farm on the south and the west side of Clyde Avenue on the west. The Redevelopment Area comprises approximately 224 hectares (Plan No. 1).

2. BACKGROUND

2.1 Area Description

2.1.1 Socio-Economic Characteristics [2]

The Carlington Redevelopment Area is a lower to moderate income area. This is reflected in the fact that the average household income was $9,940 (1971) as opposed to $11,733 (1971) for the City of Ottawa. At the time of the preparation of this Redevelopment Plan, figures were not available for average household income in 1981.

The population of Carlington has declined from 14,105 (1971) to 12,981 (1981). On the other hand, the number of households has increased from 4,180 (1971) to 5,245 (1981). This change was made possible by the decline in the average number of persons per household from 3.4 (1971) to 2.4 (1981).

The major ethnic groups by mother tongue are English, French and Italian. In 1971, the population was 74 per cent English, 14 per cent French and 4 per cent Italian. By 1981, the population which was English declined to 71 per cent while the percentages for those of French and Italian origin remained unchanged.

In terms of housing, the number of apartment units increased from 53 per cent (1976) of all housing types to 67 per cent (1981). On the other hand, the number of single detached homes declined from 25 per cent (1976) to 18 per cent (1981). There was also a decline in single attached and duplex dwellings from 22 per cent (1976) to 18 per cent (1981). These figures suggest that the increase in households noted above occurred almost exclusively through the construction of apartment buildings. This is further supported by the decline in owner occupied dwellings from 35 per cent (1971) to 28 per cent (1981).

Finally, in terms of population age structure, there is a definite trend to an older population. In 1971, the percentage for each age group was; 0-14 (28%), 15-34 (38%), 35-64 (29%) and 65 and over (5%). By 1981, these figures had become; 0-14 (19%), 15-34 (42%), 35-64 (29%) and 65 and over (10%).

2.1.2 Physical Characteristics [3]

Topography

The Carlington Redevelopment Area is generally flat though the west central portion contains the highest point in Ottawa-Carleton (112.7 metres above sea level) while the lowest point is near the corner of Carling Avenue and Merivale Road at 76.2 metres. The highest point is the site of a water reservoir.

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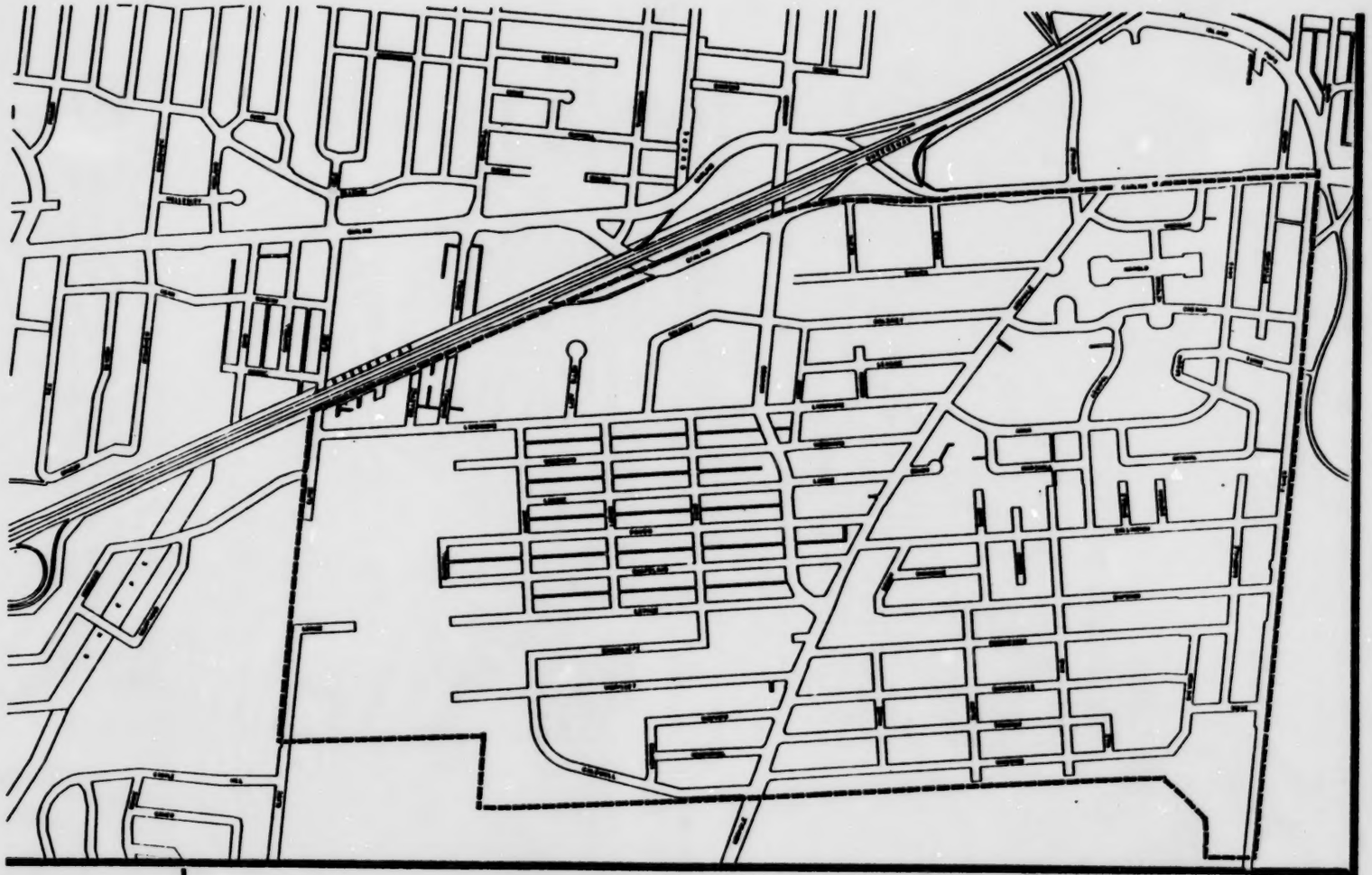
[2] Data Sources: 1971, 1976, 1981 Census of Canada, Statistics Canada.

[3] "Carlington Planning Study: Exiting Conditions Report", Planning Branch, Department of Community Development, City of Ottawa, July 1980.



Etude
Carlington
Study

— REDEVELOPMENT AREA
AIRE DE REDÉVELOPPEMENT

City of Ottawa-Ville d'Ottawa
Community Development - Planning Branch
Développement Communautaire - Section d'urbanisme
Technical Services Division
Division des services techniques

Drawn by-Dessiné par:
Date: March-mars 1980 PB 1170
Scale-Echelle:

Revised-Révisé
Plan no. 1

Geology

The southwest quadrant of the area, which includes Carlington Park and the abandoned Frazer-Duntile Quarry, consists of exposed and underground bedrock from the Precambrian and Paleozic period. It is characterized by sediments such as sand and gravel. In contrast, much of the remainder of the area is composed of glacial till which is characterized by a heterogeneous mixture of material of all sizes ranging from clay to large boulders, but generally sand. Finally, the area just west of Fisher Avenue and running its entire length is underlain by High Terrace alluvium which is characterized by a medium to fine sand and associated with long-abandoned river channels.

Existing Land Uses

The Carlington Area consists of approximately 224 hectares, 25 per cent of which is occupied by roads and sidewalks. In general, most of the area is already developed in accordance with the existing zoning. Less than 5 per cent is presently vacant and available for development. The existing land uses are shown on Plan No. 2.

Residential

The majority of the total land area (101 hectares) is used for housing. Numerous high rise apartments (more than 7 stories) are located south of Shillington and LePage Avenues. Low-rise apartments are found throughout the community but especially along the northerly section of Kirkwood Avenue (24 buildings) and the westerly section of Coldrey Avenue (Westview Apartments, 14 buildings).

The greatest concentration of row houses and town houses is found south of Shillington and LePage Avenues.

Single family, double and duplex units exist throughout all parts of the community except in the northeast quadrant between Carling, General and Marshall Avenues. Only single family dwellings are permitted by the existing zoning in this quadrant.

Retail Commercial and Office

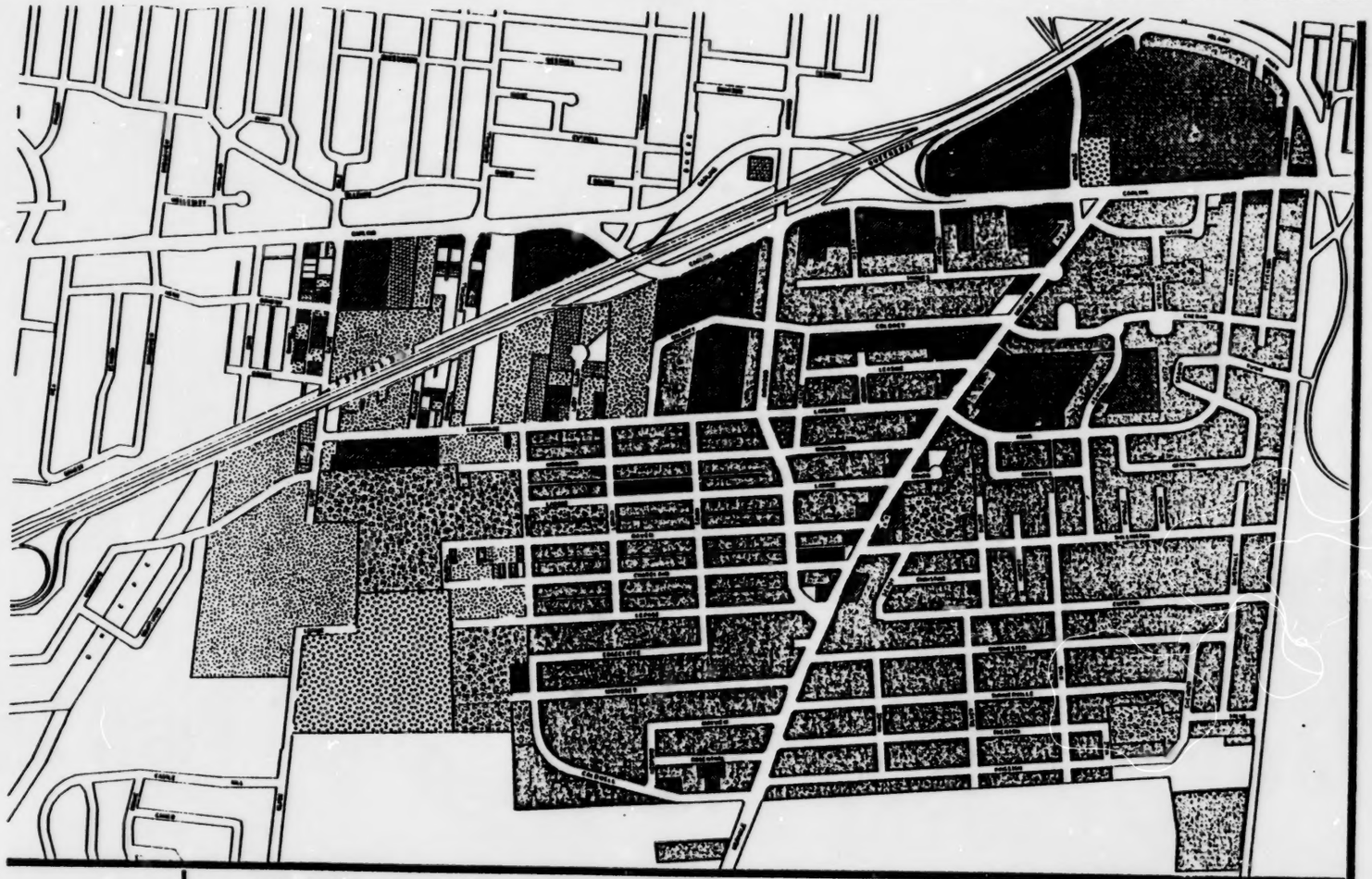
Approximately 10 per cent of the Carlington Area is used for retail and office purposes. The two major areas where these uses occur are along Carling Avenue and Merivale Road. Apart from these commercial considerations, there are several convenience stores serving the community.

Industrial

Industrial uses, which account for 5 per cent of the land area, are concentrated in the north-west quadrant parallel and adjacent to both sides of the Queensway. The Westburne Electric Supply Co., the Thomas Cosmetic Supply Company and the Silverwood Dairies plant are among the larger industries found between Laperriere Avenue and the Queensway. There are also a number of smaller industries, offices and warehouses along Lady Ellen Place, Bellevue, Churchill and Clyde Avenues. North of the Queensway, the major industry is the Neilsen Dairy Plant.

Open Space

The Carlington Area is well endowed with open space lands although they are inequitably distributed. Carlington Park, in the extreme westerly portion of the community, alone comprises over 70 per cent of the 16.6 hectares of designated municipal parkland. The City owns a 1.74 hectare property on Silver Avenue on which the Alexander Community Centre is located. School grounds, especially at the W.E. Gowling Public School, also contribute to the open space system.



LAND USE · UTILISATION DES TERRAINS

LEGEND · LEGENDE

Etude Carlington Study

- Residential / Résidentiel
- Commercial / Commercial
- Utilities / Services
- Office / Bureau
- Industrial / Industrielle
- Vacant land and open space / Terrain vacant et espace ouvert
- Institutional / Institutionnel
- Parks / Parcs

City of Ottawa-Ville d'Ottawa
Community Development-Planning Branch
Développement Communautaire-Section d'urbanisme
Technical Services Division
Division des services techniques

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Scale-Echelle:
Revised-Révisé
Plan no. 2

2.2 Carlington Area Study

In 1980 the City of Ottawa began the Carlington Area Study which was completed in 1982. It was an intensive study of the land use, physical services, recreational, social and transportation problems in the neighbourhood. A large number of issues were identified by the community in consultation with the City's Planning Branch staff. It was decided that as the issues were identified, solutions would be sought as soon as possible, rather than waiting for a final comprehensive plan to be prepared.

Zoning Amendments

Council approved in 1982 new zoning designations which are designed to stablize the existing residential areas while at the same time allowing for moderate population growth. For the most part, the amendments to By-law AZ-64, the City's Comprehensive Zoning By-law, reflect the actual density of development as opposed to what the By-law had permitted. The new zoning designations had not been approved by the Ontario Municipal Board at the time of the writing of this Plan.

Deficiencies In Physical Services and Social/Recreational Facilities

The major physical services deficiencies are in street lighting, open drainage ditches on residential streets, deteriorated sidewalks in need of reconstruction, the need for new sidewalks, and the need to reconstruct certain residential streets. The Carlington Area Study and the O.N.I.P. planning phase confirmed that the two major concerns were the need to upgrade the street lights and to eliminate the open ditches.

In terms of the social/recreational facilities, the major deficiencies are with Carlington's community centres and parks. The community centres are Alexander and Bellevue Manor, while the parks are Alexander, Bellevue Manor and Bellevue-Raven.

The community centres are poorly laid out, are in a deteriorated physical condition, and lack adequate spaces for active and passive programming activities. Therefore, it is difficult to stage the existing recreation programs let alone provide for an expansion in activities.

The above-noted parks are all high on the city-wide priority list for redevelopment. Bellevue Manor Park is first, Alexander Park is second and Bellevue-Raven is fifteenth. In general terms, the parks require upgraded play fields, new play equipment, improved seating areas and better lighting.

The Carlington O.N.I.P. Citizens' Planning Committee during its deliberations, reviewed a long list of possible projects which had been identified during the Area Study. Approximately $5.5 million in potential projects were identified for the Committee's consideration. In order to assess each project, the Committee decided to recommend those projects which would provide the greatest benefits to the residents of Carlington, would provide for some balance between physical services and social/recreational facilities, exclude work on Ottawa-Carleton Regional roads, and could be done within the O.N.I.P. budget.

2.3 Compliance With the Official Plan

The Carlington Redevelopment Plan is in compliance with the Official Plan of the City of Ottawa.

2.4 Public Participation

The Redevelopment Plan is the culmination of a long process of public participation in the Carlington area. As a result the Redevelopment Plan reflects the concerns of local residents. The process of public participation can be summarized as follows:

Phase I: Issue Identification (August, 1980 - Winter, 1981)

City staff met with area residents in order to understand and define community concerns.

Phase II: Joint Action (Winter, 1981 - September, 1982)

Three committees were formed composed of area residents, namely:

Transportation Committee: held nineteen meetings

Land Use Committee: held thirteen meetings

Community Facilities and Services Committee: held eight meetings

Phase III: O.N.I.P. Committee Meetings (October, 1982 - December, 1982)

The 130 area residents who were members of the three above-noted committees were invited to the first O.N.I.P. meeting on October 7, 1982. At that time, a O.N.I.P. Citizens' Planning Committee was formed composed of eighteen residents (Appendix 1). The O.N.I.P. Committee and City staff met five times and formulated the proposals contained in Section 3. Residents of Carlington were invited to review the project proposals at a Public Meeting held on December 16, 1982. Examples of advertising and newspaper articles used to publicize the O.N.I.P. Program in Carlington are shown in Appendix 2.

3. PROJECTS RECOMMENDED FOR FUNDING

3.1 Introduction

This section provides a detailed description of the projects to be funded under the Carlington Ontario Neighbourhood Improvement Program, as well as schedules regarding the project priorities, budget allocations for each project and construction phasing. A priority rating is given to each proposal to serve as a guideline during the implementation phase of the projects, and to indicate the relative importance of each project if it becomes necessary to modify or delete projects due to lack of funds.

3.2 Project Description

3.2.1 Project: Street Lighting

It is recommended to redo the entire street lighting system in the Carlington Redevelopment Area (Plan No. 3). The street lighting project will have three components; convert the existing street lights to high pressure sodium, upgrade the existing systems (e.g. filling in the gaps) and put new high pressure sodium lights on streets with no lights at present. The actual street lighting design and installation will be done by Ottawa Hydro.

O.N.I.P. funds are Not to be used on the following Ottawa-Carleton Regional roads: Carling Avenue, Fisher Avenue, Kirkwood Avenue and Merivale Road.

Justification

The project is in accordance with the City of Ottawa "Street Lighting Policy" which was approved in 1979. The long term goal is to redo and upgrade the City's entire street lighting system. Proper street lighting assists pedestrians, motorists, public agencies in carrying out their activities, and it helps to deter criminal activities against people and property. The advantage of high pressure sodium lights is that they are highly energy efficient.

The need for improved street lighting was also identified during the Carlington Area Study.

Priority

First

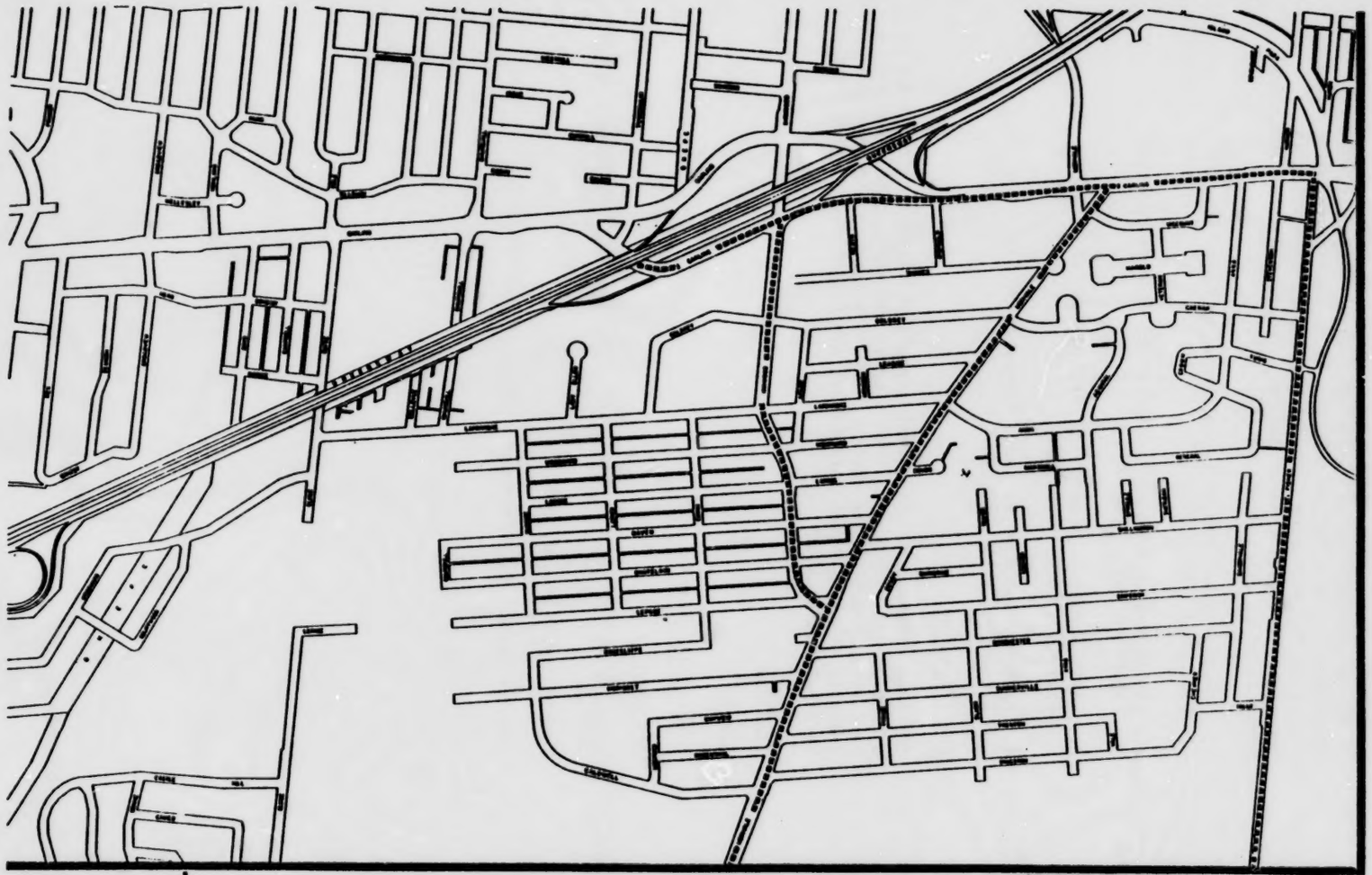
Budget Allocation

$500,000.

Phasing

Design: April-June, 1983

Construction: July-December, 1983



Etude Carlington Study

STREETLIGHTS ----- LAMPADAIRES

All streets except the following Regional Roads: Toutes les rues à l'exception des routes régionales suivantes:

CARLING, FISHER, KIRKWOOD, MERIVALE

City of Ottawa-Ville d'Ottawa
Community Development-Planning Branch
Développement Communautaire-Section d'urbanisme
Technical Services Division
Division des services techniques

Drawn by-Dessiné par:
Date: March-mars 1980 PB 1170
Scale-Echelle:
Revised-Révisé
Plan no. 3

3.2.2 Project: Drainage Ditches

It is recommended that a number of open drainage ditches be eliminated. The proposed solution is to replace the ditches with a 15.24 centimetre diameter perforated pipe which is connected to existing storm sewers. The open ditches which are proposed to be eliminated are (Plan No. 4):

1. LePage Avenue from Kirkwood Avenue to Cavan Street;
   Estimated Cost: $30,000.

2. Larose Avenue from Larkin Street to McBride Street;
   Estimated Cost: $60,000.

3. Raven Avenue from Larkin Street to McBride Street;
   Estimated Cost: $30,000.

4. Raven Avenue from Kirkwood Avenue to Merivale Road;
   Estimated Cost: $30,000.

Justification

The open ditches on residential streets in Carlington has been a problem for many years. The ditches are subject to flooding, particularly during the spring thaw. The need to upgrade the drainage on the subject streets was also identified during the Carlington Area Study.

Priority

Second

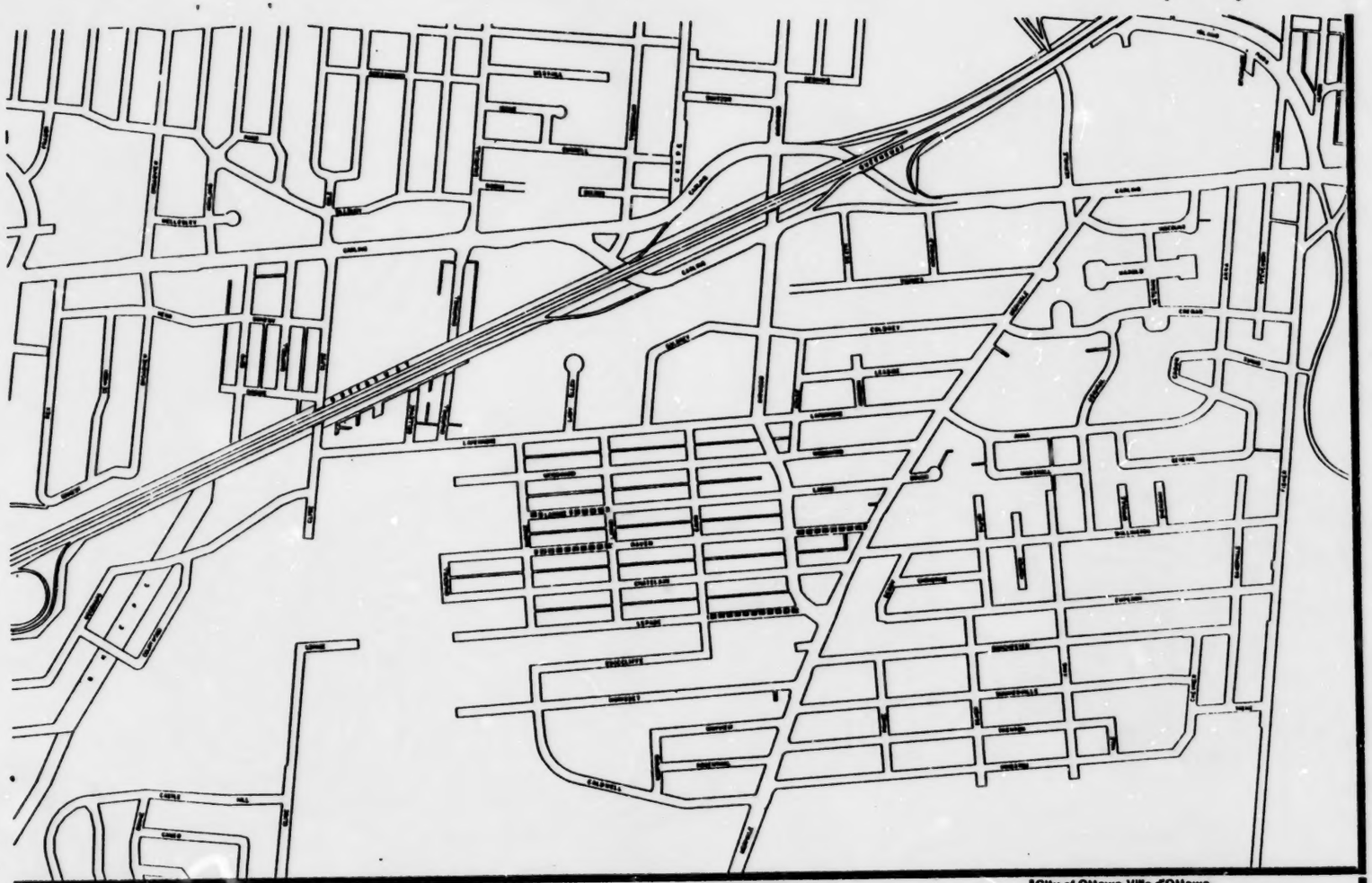
Budget Allocation

$150,000.

Phasing

Design: April-June, 1983.

Construction: July-November, 1983.



IN-FILL DRAINAGE DITCHES

REMPLISSAGE DES FOSSÉS

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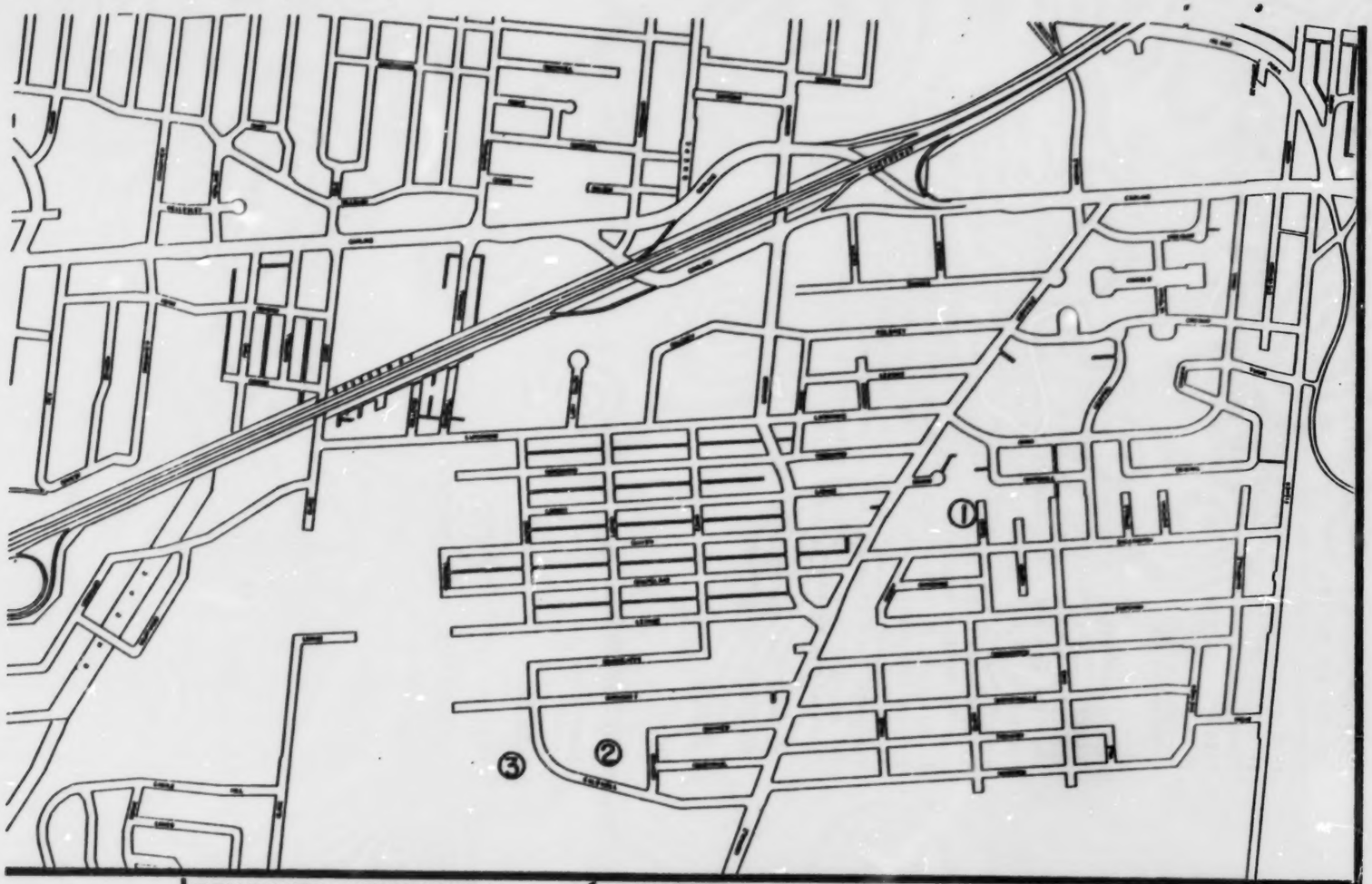
Plan no. 4

3.2.3 Project: Community Centre Renovations

There currently exists two community centres in Carlington, namely, the Alexander Community Centre and the Bellevue Community Centre (Plan No. 5). Neither centre meets the community's programming needs adequately because of their poor layout and limited suitability of the various rooms for effective programming. The electrical and mechanical systems are also in need of considerable upgrading.

A number of alternative solutions have been examined during the Carlington Area Study and the O.N.I.P. project identification phase. The alternatives included buying T.P. Maxwell School for a community centre, building a new centre onto the J. Alph Dulude Arena, building a new centre at the corner of Merivale Road and Caldwell Avenue or renovating and expanding the existing centres. The evaluation of the community centre alternatives was concerned with providing facilities which are in improved physical condition, well layed out, and provide for active and passive recreation.

The recommended solutions are to renovate the Alexander Community Centre and to construct a gymnasium facility in Bellevue Manor Park. This approach can be done within the allocated O.N.I.P. budget, meets the community's programming needs and provides the best accessibility. The other options were dismissed because they were either too costly or the locations were such that large segments of the Carlington community would still have poor accessibility to good recreational services.



Etude Carlington Study

RENOVATE COMMUNITY CENTRES
① ALEXANDER
② BELLEVUE MANOR
③ CONSTRUCT NEW GYMNASIUM

RÉNOVATION DES CENTRES COMMUNITAIRES
① ALEXANDER
② BELLEVUE MANOR
③ CONSTRUCTION D'UN NOUVEAU GYMNASE

City of Ottawa-Ville d'Ottawa
Community Development-Planning Branch
Développement Communautaire-Section d'urbanisme
Technical Services Division
Division des services techniques

Drawn by Dessiné par:
Date: March-mars 1980 PB 1170
Scale-Echelle:
Plan no. 5

3.2.4 Project: Renovate the Alexander Community Centre

It is recommended to renovate the Alexander Community Centre. The current building has only one adequate room for programming, namely the Assembly Hall. The proposed renovations would involve a complete upgrading of the centre's structure and the electrical and mechanical systems. The result would be the creation of several multi-purpose rooms, a kitchen, and new staff/community office space.

Justification

Without the renovations, it is impossible to significantly expand recreation programming in the Alexander Community Centre. The renovations do not include the provision of a gymnasium because of the presence of nearby school gymnasiums. The City currently has access to the school gymnasiums, but it can be difficult to achieve at times. It is recognized and agreed that the City will pursue with the School Boards the question of accessibility to the gymnasiums. In order to achieve better accessibility, it may be necessary for the City to make minor renovations to the gymnasiums and/or buy its own sports equipment. Minor renovations could entail such things as additional storage facilities and creating new accesses separate from the main school entrances. O.N.I.P. funds would not be used to buy sports equipment or to make minor renovations to the schools.

The need for the renovations was also identified during the Carlington Area Study.

Priority

Third

Budget Allocation

$480,000.

Phasing

Design: April-December, 1983

Construction: January-June, 1984

3.2.5 Project: Bellevue Manor Area Community Centre Facility Expansion

Two community centre options have been explored for the Bellevue Manor area; 1) renovate and add on a gymnasium to the existing Bellevue Manor Community Centre; or 2) build a gymnasium in Bellevue Manor Park with minor renovations to the existing community centre.

Option 1: Renovate the Existing Centre

With this option, the interior of the existing Bellevue Manor Community Centre would be renovated to provide a number of programmable rooms. A gymnasium would be attached to the centre and built over the existing underground garage. The advantage of this option is that all recreation programs would be provided at a single location.

This option cannot be recommended because it is doubtful if the garage pillars and footings could support the gymnasium. This conclusion is based on an assessment made by engineers from the Ontario Housing Corporation who had studied the possibility of locating a portable classroom over the garage structure. It could have been done at great expense by building a special lightweight concrete slab, and reinforcing the garage. Before construction of the gymnasium could commence, the City would need to negotiate and enter into an agreement with O.H.C.

Option 2: Gymnasium in Bellevue Manor Park

With this option, a 280 square metre gymnasium would be constructed and attached to the existing fieldhouse in Bellevue Manor Park which is essentially a change room facility. It is possible that the fieldhouse could be turned into a multi-purpose room which could provide additional recreation programs to the users of the park and the gymnasium. The gymnasium would provide for active recreation uses which are not available at present in the existing Bellevue Manor Community Centre.

The Bellevue Manor Community Centre would continue to be utilized for passive recreation, and hence, would complement the active recreation programs in the nearby gymnasium. It is anticipated that only minor renovations would be made to the Centre. One recommended change would be the creation of a separate access to the rear tot room. Currently, access is gained through the kitchen which leads to obvious disruption of activities in the kitchen.

Justification

The existing Bellevue Community Centre is such that it is impossible to expand recreation programming. There is a real need for facilities which allow for indoor active play. Unlike the Alexander Community Centre, there are no school gymnasiums in the area which could supplement the Bellevue programs. Furthermore, the present Bellevue Centre is limited in that the main room has a low ceiling and a series of supporting columns which prevent the use of the room for many active uses.

Priority

Third

Budget Allocation

$600,000.

Phasing

Design: 1984

Construction: January-June, 1985

3.2.6 Project: Redevelopment of Parks

The proposed implementation dates for the redevelopment of the parks in Carlington is determined by the timing for the renovations to the Alexander Community Centre and the construction of the gymnasium in Bellevue Manor Park. Though Bellevue-Raven Park is a lower priority than the others on the City's 1983 Park Redevelopment list, it is recommended for implementation first.

3.2.7 Project: Bellevue-Raven Park

It is recommended to redevelop Bellevue-Raven Park (Plan No. 6). Items needing redevelopment include updated play equipment for preschoolers and older children, a picnic/seating area adjacent to the mature trees in the park, fencing between the basketball court and the wading pool and improvements to the sportsfield surface.

Justification

The redevelopment of Bellevue-Raven Park is identified as the fifteenth priority on the City's 1983 Park Redevelopment list. It was also recognized as needing redevelopment by the Carlington Area Study.

Priority

Fourth

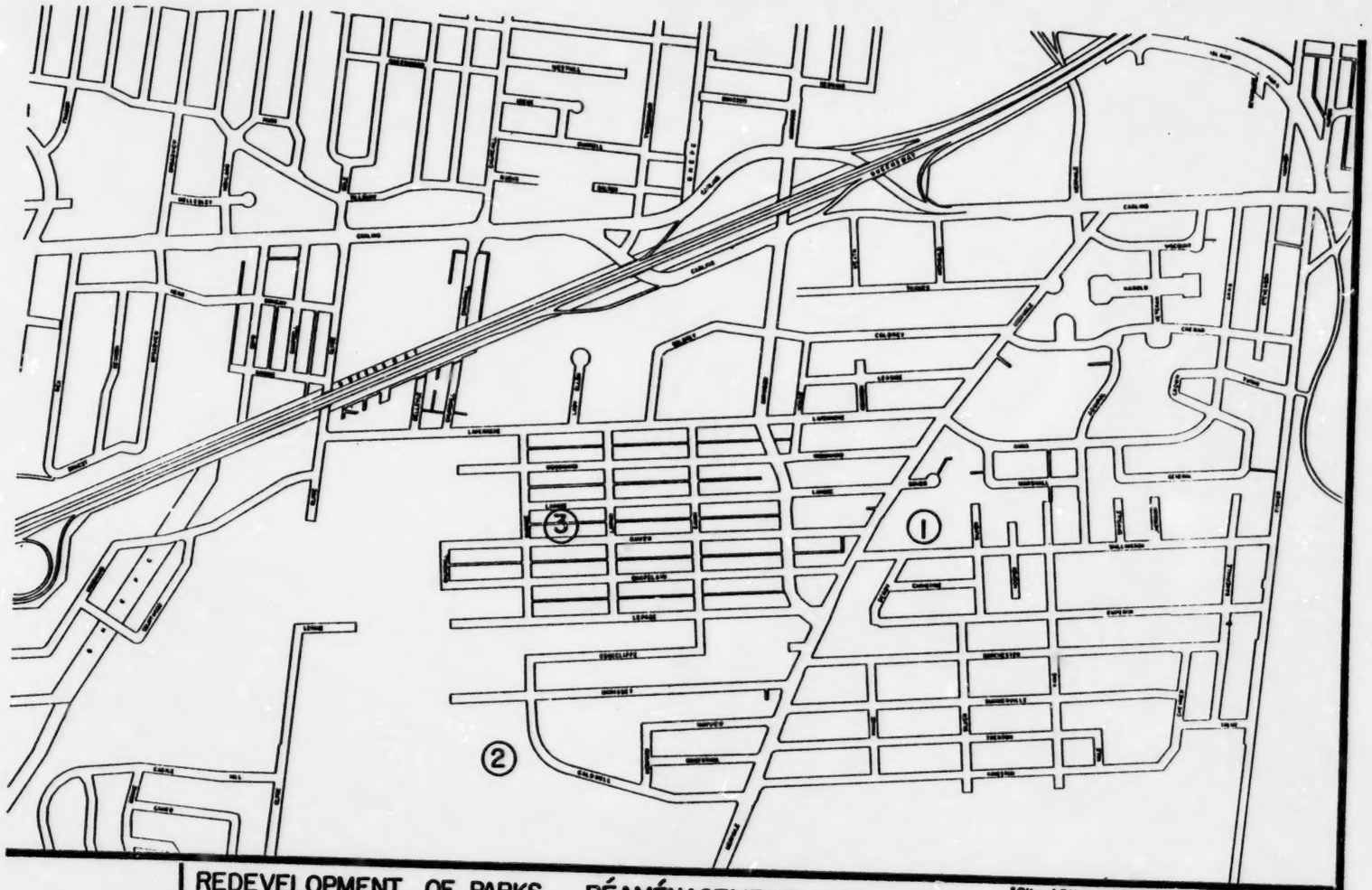
Budget Allocation

$40,000.

Phasing

Design: January-June, 1983

Construction: July-November, 1983



REDEVELOPMENT OF PARKS RÉAMÉNAGEMENT DES PARCS

1. ALEXANDER
2. BELLEVUE MANOR
3. BELLEVUE RAVEN

Etude Carlington Study

City of Ottawa-Ville d'Ottawa
Community Development-Planning Branch
Développement Communautaire-Section d'urbanisme
Technical Services Division
Division des services techniques

Drawn by-Dessiné par:
Date: March-mars 1980 PB 1170
Scale-Echelle:
Revised-Révisé
Plan no. 6

3.2.8 Project: Alexander Park

It is recommended to redevelop Alexander Park (Plan No. 6), particularly because of the proposed redevelopment of the Alexander Community Centre. Park improvements include site development work around the Community Centre, additional lighting in the park, construction of pathways, new surfacing of the parking and wading pool areas, updated playground equipment and a restored play field.

Justification

Alexander Park is the second priority park on the City's 1983 Park Redevelopment list. The need for redevelopment was also recognized by the Carlington Area Study. The proposed improvements will provide attractiveness to the Alexander Community Centre, and hence, will encourage greater community use of the building.

Priority

Fourth

Budget Allocation

$100,000.

Phasing

Design: January-June, 1984

Construction: July-November, 1984

3.2.9 Project: Bellevue Manor Park

Bellevue Manor Park is in need of redevelopment (Plan No. 6). Items of particular concern are the poor physical condition of the multi-purpose court, the need to improve the play equipment for young and older children, and the upgrading of the play field surface. It is suggested that the multi-purpose court become an exclusive basketball/ball hockey court.

Justification

Bellevue Manor Park is the first priority on the City's 1983 Park Redevelopment list. The need for redevelopment was also recognized by the Carlington Area Study.

Priority

Fourth

Budget Allocation

$60,000.

Phasing

Design: January-June, 1985

Construction: July-November, 1985

3.2.10 Project: Construction of New Sidewalks

It is recommended to construct new sidewalks on the following streets (Plan No. 7):

1. Rosenthal Avenue, one side, from Medford Street to Merivale Road; Estimated Cost: $23,000.

2. Kenzie Street, west side, from Laperriere Avenue to Woodward Avenue; Estimated Cost: $7,000.

Justification

The proposed sidewalk on Rosenthal Avenue was listed as the thirteenth priority for new sidewalks in 1982 on a City-wide basis, and as well, it was requested during the Carlington Area Study. The proposed Kenzie Street sidewalk was identified during the Carlington Area Study and given further support by the Carlington O.N.I.P. Citizens' Planning Committee.

Priority

Fifth

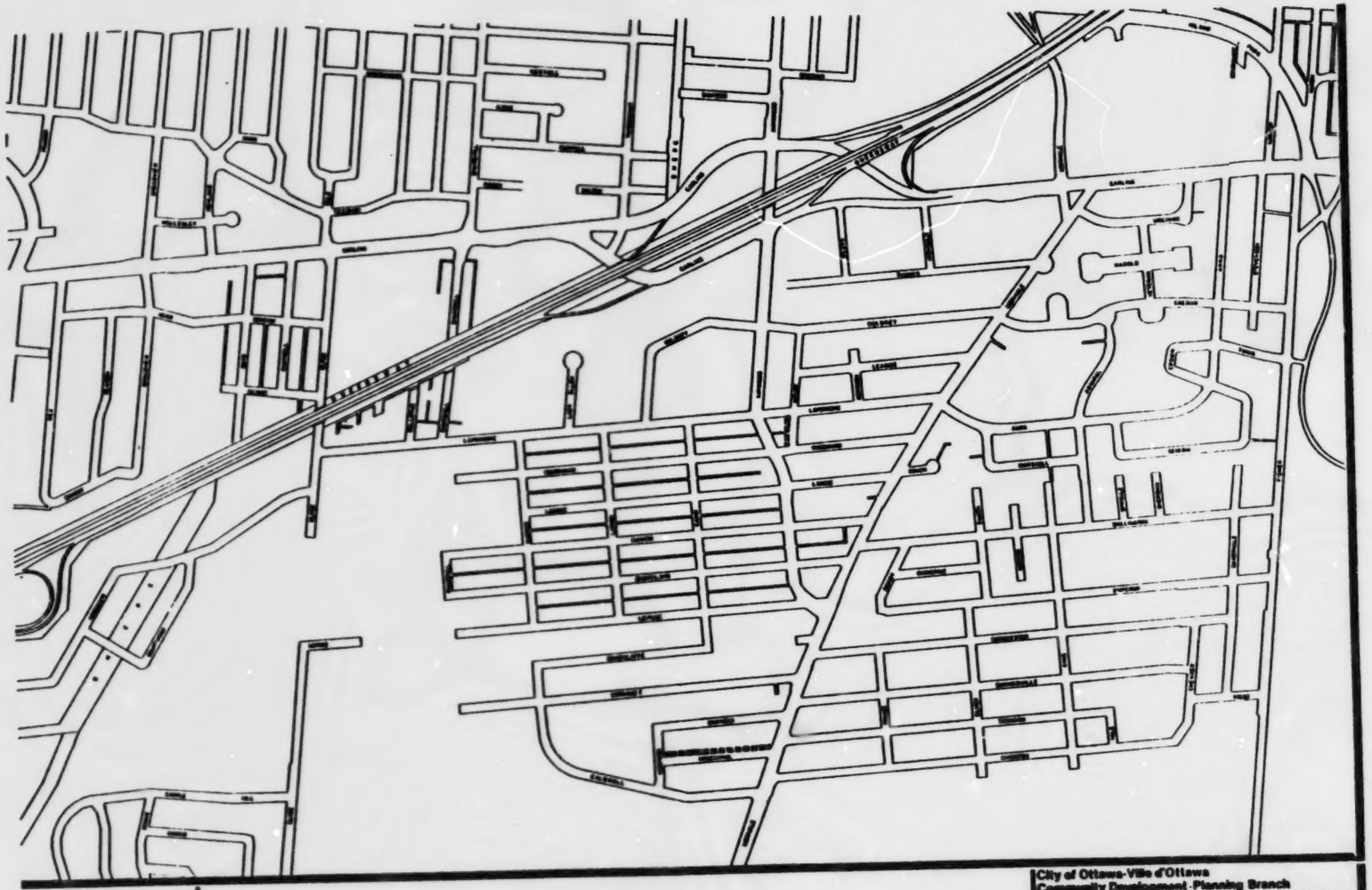
Budget Allocation

$30,000.

Phasing

Design: January-June, 1984

Construction: July-November, 1984


CARLINGTON
LEGGET
LEGGET
LEGGET

3.2.11 Project: Reconstruction of Sidewalks

It is recommended to reconstruct the following sidewalk (Plan No. 8):

Woodward Avenue, both sides, from Kenzie Street to Merivale Road; Estimated Cost: $54,000.

Justification

The above-noted sidewalk reconstruction is recognized by the "Sidewalk Needs Study - 1982 Update", prepared by the Physical Environment Department. It is listed in the "1-5 year" category. Reconstruction was also requested by residents during the Carlington Area Study.

Priority

Sixth

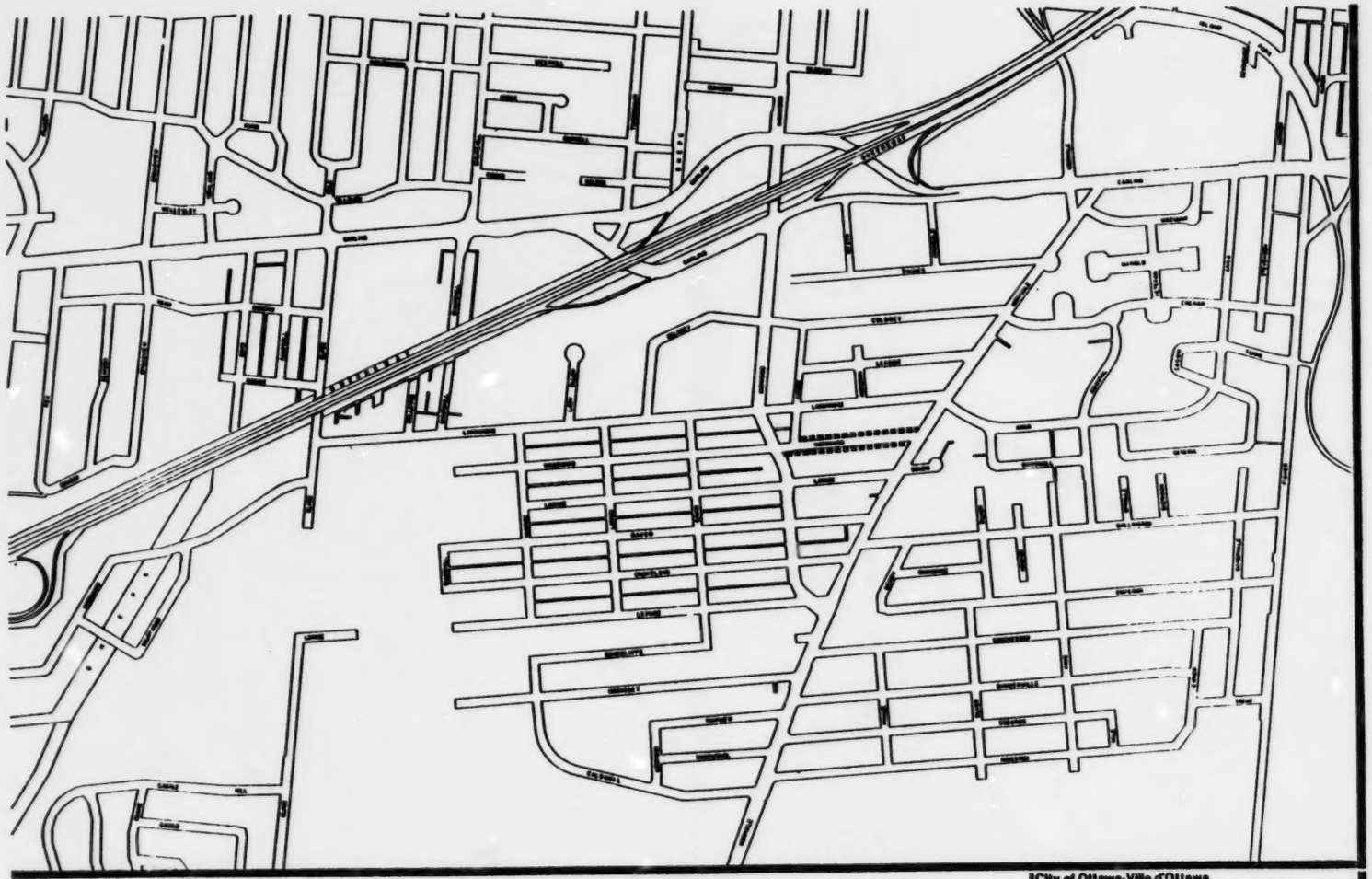
Budget Allocation

$54,000.

Phasing

Design: January-June, 1984

Construction: July-November, 1984



SIDEWALK RECONSTRUCTION
RÉFECTION DE TROTTOIRS

Etude Carlington Study

City of Ottawa-Ville d'Ottawa
Community Development-Planning Branch
Développement Communautaire-Section d'urbanisme
Technical Services Division
Division des services techniques

Drawn by-Dessiné par:
Date: March-mars 1980 PB 1170
Scale-Echelle:
Plan no. 8

3.2.12 Other Possible Projects

It is recognized that as the implementation of the Carlington O.N.I.P. Redevelopment Plan proceeds, it is possible some projects may be completed under the budget estimates. The extent of the savings, if any, is unlikely to become clear until early 1985 after a contract is awarded for the construction of the gymnasium in Bellevue Manor Park. If savings are identified in 1985, then it is recommended to review those capital works projects which were identified during the Carlington Area Study, and which will have not been implemented by 1985. The most likely projects would be physical services such as new sidewalks, reconstruction of sidewalks, drainage ditches, and the reconstruction of roads. This does not exclude the possibility of funding additional recreational/social facilities. Before any projects are submitted to City Council for funding, consultations will be held with the Carlington O.N.I.P. Citizens' Planning Committee.

3.3 Carlington O.N.I.P. Schedules

The following schedules detail the project priorities, the proposed expenditures by year and source of funds, the ratio of physical services to recreational facilities, and the total expenditures by year.

SCHEDULE 3.3.1

PROJECT PRIORITIES

PRIORITY	PROJECT
1	Street Lights
2	Drainage Ditches
3	Renovate Alexander Community Centre
3	Gymnasium in Bellevue Manor Park and Minor Renovations to the Bellevue Community Centre
4	Redevelopment of Parks
	(a) Bellevue-Raven Park
	(b) Alexander Park
	(c) Bellevue Manor Park
5	Construction of New Sidewalks
6	Reconstruction of Sidewalks

SCHEDULE 3.3.2

CARLINGTON O.N.I.P. PROJECTS

EXPENDITURES BY YEAR AND SOURCE OF FUNDS

PROJECT	1982 $	1983 $	1984 $	1985 $	1986 $	GOVERNMENT SHARE BY PROJECT Provincial $	Municipal $
1. Street Lighting		500,000				250,000	250,000
2. Drainage Ditches		150,000				75,000	75,000
3a. Renovate Alexander Community Centre			480,000			240,000	240,000
3b. Build Gymnasium in Bellevue Manor Park and Minor Renovations to Bellevue Community Centre				600,000		198,000	402,000
4a. Redevelop Bellevue-Raven Park		40,000				20,000	20,000
4b. Redevelop Alexander Park			100,000			50,000	50,000
4c. Redevelop Bellevue Manor Park				60,000			60,000
5. Construction of New Sidewalks			30,000			15,000	15,000
6. Reconstruction of Sidewalks			54,000			27,000	27,000
Administration	50,000	50,000	50,000	50,000	50,000	75,000	175,000
Contingency (Disperse As Required)							186,000
	$50,000	$740,000	$714,000	$710,000	$50,000	$950,000	$1,500,000

SCHEDULE 3.3.3

RATIO OF "PHYSICAL SERVICES" TO "RECREATIONAL FACILITIES"

Physical Services: Street Lighting, Drainage Ditches, Construction of New Sidewalks, Reconstruction of Sidewalks

Recreational Facilities: Renovate Alexander Community Centre, Gymnasium in Bellevue Park, Redevelopment of Parks

	Estimated Capital Costs*	Percentage
Physical Services:	$734,000	36
Recreational Facilities:	1,280,000	64
	$2,014,000	100

*Excludes Administration and Contingency

SCHEDULE 3.3.4

CARLINGTON O.N.I.P. TOTAL

EXPENDITURES BY YEAR

YEAR	ESTIMATED EXPENDITURES (EXCLUDES CONTINGENCY)	PERCENTAGE
1982	50,000	2.2
1983	740,000	32.7
1984	714,000	31.5
1985	710,000	31.4
1986	50,000	2.2
TOTAL	2,264,000	100.0

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APPENDIX 1

CARLINGTON

ONTARIO NEIGHBOURHOOD IMPROVEMENT PROGRAM

CITIZENS' PLANNING

COMMITTEE MEMBERS

MEMBERS

Norman Barbeau
Howard Campbell
Joe Corkery
June Davis
Gerry Fortin
Ira Johnson
Myrna Johnson
Dean Jones
Gary Koestler
Al Lachance
Gordon MacMichael
Trevor Pearce
Richard Sauvé
Jim Smyth
Leo Tessier
Andrée Williams
Rod Williams
Joan Willmott

APPENDIX 2

CARLINGTON

ONTARIO NEIGHBOURHOOD IMPROVEMENT PROGRAM

EXAMPLES OF PUBLICITY

Joint municipal-provincial project

Carlington Area to undergo improvement projects

By Elaine Visinsky

The Carlington area is about to embark on a $2,450,000 spending spree.

The Carlington Neighborhood Improvement Project has $2,450,000 to spend on improvements in the Carlington area. The project has the backing of the Ontario Neighborhood Improvement Project (O.N.I.P.), a joint municipal-provincial program. The City of Ottawa will provide $1,500,000 and $950,000 will come from the province of Ontario.

There has been active citizen participation in the project City of Ottawa staff began to meet with area residents in August 1980 at public meetings in small groups and on a one-to-one basis. This helped city staff to better understand and define community concerns. These meetings lasted until the winter of 1981.

Three main areas of concern were identified from the meetings and citizen advisory committees were set up to deal with them. The transportation, land use and community facilities and services committees met 19, 13 and eight times respectively.

The 130 area residents involved in these committees attended the first O.N.I.P. meeting on October 7, 1982 at which time a citizen committee was selected. This committee had seven meetings with city staff to develop a proposed priority list of O.N.I.P. projects for the approval of the community at large.

These proposed projects were presented at a public meeting held on December 16 at the Alexander Community Centre, 960 Silver Street.

There are seven main projects and they are listed as follows:

Project	Cost Estimate
Streetlights	$500,000
In-fill ditches	$150,000
Renovate Alexander Community Centre	$480,000
a) *Gymnasium in Bellevue Manor Park & Minor Renovations to Bellevue Community Centre	$600,000 OR
OR	OR
b) Renovate Bellevue Community Centre and add a Gymnasium	$600,000
Redevelop Parks	
a) Alexander	$100,000
b) Bellevue Manor	$ 60,000
c) Bellevue Raven	$ 40,000
Reconstruct Sidewalks	
a)Woodward (B/S) Kenzie to Merivale	$ $4,000
New Sidewalks	
a) Rosenthal: Medford to Merivale	$ 23,000
b) Kenzie (W/S) Laperriere to Woodward	$ 7,000
Administration	$250,000
	$186,000

• Citizens' Committee Prefers Option 4(a).
City staff wish to study both Options further before indicating a preference.

Lighting is to be improved on Merivale, Fisher, Carling, Kirkwood and other roads. Regional roads are not included as they are a provincial responsibility.

All streetlights with incandescent bulbs are to be replaced with high pressure sodium ones, the most technically efficient to date. Some of the present lights are to be more evenly spaced for better light distribution and lights will be installed in some streets without them.

The citizens present at the meeting were concerned that the $500,000 Ottawa Hydro estimate might end up being greater after project completion due to inflation and potentially increased labor costs.

Area alderman Terry Denison raised the point that Overbrook which recently underwent extensive municipal improvements had a initial lighting estimate of $300,000 from Ottawa Hydro and the actual project cost was only $200,000.

The solution to the ditch problem on Larose, Raven and Lapage Streets is to be a compromise between major storm sewers and the present ditch system. It consists of a six inch drain pipe covered over every few metres with a catch pipe. It would then enter a mamor storm sewer. Britannia has such

Renovations to the Alexander Community Centre include new plumbing and electrical systems.

Option 4a is preferred by the citizens committee regarding Bellevue Community Centre renovations. The city wishes to study both options before indicating a preference.

Many citizens at the meeting had strong opinions about money being spent on community centre renovations. One citizen commented that the scale of funding for community and recreational facilities inhibits other projects. He identified them as: Merivale Road streetscaping, more sidewalks and improvement of the public housing on the west side of Merivale Road. He suggested that $240,000 be spent on community centre renovations, leaving 840,000 for these other projects.

A major thrust of the problem is the difficulty people have in understanding the need for two community centres. City planners feel that there is a need for community centre space west of Merivale.

Merivale Road divides the community into an east and a west area. The citizens who live near and use the recreational facilities of the Alexander Community Centre located on Silver St near Shillington (on the east side of Merivale) don't see why the citizens on the west side of Merivale Raod don't want to patronize it.

The situation is identical for those citizens living near and using the Bellevue Community Centre located on Morisset near Caldwell (west side of Merivale).

A draft redevelopment plan will be drawn up by city planner Tom Flynn as a follow-up to the meeting and distributed to various technical development agencies for comment some time in January. These agencies include: Ottawa Hydro and the physical and environmental department and recreational branch of the City of Ottawa.

The proposals should go to the Ottawa planning board by mid-February. In early March proposals will go to the city council to allocate funding and approval for each project.

The final step is the desk of Claude Bennett, Minister of Municipal Affairs and Housing for final approval. It must reach the minister by March 31 which is the provincial deadline for the project.

If all major proposals are approved, we should see major improvements in the Carlington area in the near future.

CARLINGTON

PUBLIC MEETING

Ontario Neighbourhood Improvement Program

Two point four five million ($2,450,000) dollars have been made available by the provincial and city governments for improvements to public property in your neighbourhood.

Please come to the final public meeting to discuss how this money should be spent.

Alexander Community Centre
Main Hall
960 Silver Avenue

December 16, 1982 at 7:30 p.m.

A Carlington Citizens' Committee has developed a list of projects involving improvements to the community centres, streetlights, drainage ditches, and playground.

If you have any questions or comments please contact:

Tom Flynn, ONIP Co-ordinator,
Neighbourhood Rehabilitation Section,
5th Floor, City Hall,
111 Sussex Drive,
Ottawa, Ontario
K1N 5A1

563-3228

OR

Tom Sparling, Community Resources Officer
Carlington Site Office,
1019 Kirkwood Avenue,
Ottawa, Ontario.
K1Z 5Z2

725-0615/563-3080

THE CITIZEN, NOVEMBER 29, 1982

Carlington/Traffic lights requested

Carlington residents want a $2.45-million Neighborhood Improvement Program in their community to include new street lights and community centre improvements, says Ald. Terry Denison.

Denison said neighborhood committees have decided new efficient street lighting should be the top priority for the project. Some streets in the community are unlit, Denison said, and other areas are dimly lit.

High pressure sodium lights would cost $500,000 and renovations to Alexander Community Centre on Silver Street and the Bellevue Community Centre on Bellevue Avenue would cost about $1 million.

The project will cost about $200,000 to administer during the next three years and about $750,000 will probably be spent on drainage and sidewalks.

The city has budgeted $1.5 million for the project and the province will contribute $950,000. Denison said a development plan will be ready in late December and the Ministry of Municipal Affairs and Housing will probably approve it in early February.

THE CITIZEN, DECEMBER 11, 1982

Carlington*

PUBLIC MEETING

Ontario Neighbourhood Improvement Program

Over two million dollars ($2,450,000) have been made available by the provincial and City governments for improvements to public property in your neighbourhood.

Please come to the FINAL PUBLIC MEETING to discuss how this money should be spent:

DECEMBER 16, 7:30 p.m.
Alexander Community Centre
Main Hall, 960 Silver Street

A Carlington citizens' committee has developed a list of projects involving improvements to the community centres, street lights, drainage ditches and playgrounds.

If you have any questions or comments please contact:

Tom Flynn, OMP Co-ordinator
Neighbourhood Rehabilitation Section,
8th Floor, City Hall
111 Sussex Drive, 563-3238

*Carlington boundaries are generally the Queensway and Carling Avenue on the north; Fisher Avenue on the east; the perimeter of the Experimental Farm on the south; and Clyde Avenue on the west.

DISTRIBUTED AT THE CARLINGTON AREA
STUDY LAND USE MEETINGS,
APRIL AND MAY, 1982

ONTARIO NEIGHBOURHOOD IMPROVEMENT PROGRAM IN CARLINGTON

The Carlington area has been designated to receive funding under the Ontario Neighbourhood Improvement Program (ONIP), a joint Province of Ontario/City of Ottawa program. The purpose of ONIP is to assist in making community improvements. The types of projects which can be done through ONIP are highly variable; renovations to community centres, redevelopment of parks, the installation of street lights, and the reconstruction of sewers, etc. It is expected that most of the projects to be funded under ONIP will have been identified through the Carlington Area Planning Study.

The advantage of ONIP to Carlington is that it allows a number of community oriented projects to be implemented over a shorter period of time than would be possible if all the required funds were to come from the City of Ottawa's Capital Budget. The identification of projects to be done under ONIP will occur in 1982 with the actual implementation period starting in 1983 and finishing in 1985.

The Province allocated $500,000 to the Carlington ONIP program in January, 1982 which the City has agreed to match for a total commitment of $1,000,000. It is hoped that the Province will make a second allocation to Carlington with a possible announcement to be made in May, 1982. Again the City would match the Provincial contribution.

If you have any questions or suggestions regarding the Carlington ONIP program, please contact:

Tom Flynn
NIP Co-ordinator
Planning Branch
Department of Community Development
111 Sussex Drive
Ottawa, Ontario
K1N 5A1

563-3228

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A2D011

NEWSWEST, APRIL, 1982

Carlington UPDATE

After a lengthy process of staff reports, neighbourhood meetings, and City council decisions, the Carlington Study is underway and producing results. The purpose of the study is to look at all of the services and resources of the City of Ottawa and to see if they are being applied in the Carlington area in a way that meets the needs of the community. The list of resources and services includes police and fire protection, traffic and parking laws, zoning regulations, recreation and social services, O.C. Transpo routes, housing, street lighting, storm sewers, snow clearing, garbage pick-up... Not only must City council provide these things it must do so in a cost-effective manner and at the appropriate level of service.

Your local citizens committees (traffic, land use, and community services) and City staff have closely examined Carlington. The study has revealed that there are many good reasons to choose Carlington as a neighbourhood to call home. Yet there are many things that can be improved. The identification, verification and ranking of the issues and the action that flows from community involvement will continue to make Carlington a good place to live and work.

Merivale Road has been one of the most important concerns of this community. I am pleased to report that Regional Council has approved expenditures this year so that detailed design work can start now and the Carling to Kirkwood segment can commence construction in 1983.

Another major concern is the deficiency of physical services such as street lighting, sidewalks, storm sewers, and community recreation facilities. The City of Ottawa and the Province of Ontario have agreed to designate Carlington under the Ontario Neighbourhood Improvement Program (ONIP). This means joint City and provincial dollars will accelerate the installation of these works. Already one million has been approved in the 1982 program, and it is hoped that further funding will be available this year.

The success in securing funding for the reconstruction of Merivale Road and for the ONIP works is largely because of the activities of Carlington residents through the neighbourhood study. I urge you to continue to be involved in your neighbourhood to make it an even better place to live.

Terry Dennis
Alderman

POOR

QUALITY

ORIGINAL